

Village of The Branch – Special Planning Board Meeting  
March 20th, 2019

The Special Planning Board meeting of the Village of The Branch was held in the Village Hall, 40 Route 111, Smithtown, NY 11787, at 7:30 p.m. on March 20th, 2019.

The following persons were present:

Libby Smith- Chairman  
Marie Zere – Member  
Dennis Ryan- Member  
Glenn Haberfield – Member

Christine Cozine – Village Clerk  
ABSENT  
David Wetzel – Member  
Dan Falasco – Village Engineer

Chairman Libby Smith called the meeting to order at 7:38 pm.

Chairman Smith started out by Congratulating Dennis Ryan on being elected to the Board of Trustees.

Glenn Haberfield made a **motion** to approve the December 2018 Planning Board minutes. Dennis Ryan seconded the motion. All in favor and the motion was approved. (3 Ayes – Libby, Dennis, Glenn)

At this time the public Hearing was opened:

JP from Fusion Architect presented the revised landscape plan for Citizen’s 2 Oak Tree Drive group home. Back in November of 2018 came in and took comments from Board and residents and revised the landscape plan accordingly. Engineer Falasco provided the site lines, and took into account lights in the neighbor across the street, Mr. Monahan’s, windows. They also have a

- 7ft no planting zone
- 12 ft setback from curb line
- Moved new plantings toward Southwest, reduced the number of White Oaks and replaced with Evergreens and American Holly.
- Strategically placed American Holly, so it would block headlights from oncoming cars, Pacasandra ground cover and some Red Maples.

Glenn Haberfield commented it looked good and that Fusion has done everything we asked them to do.

Chairman Smith asked JP what are the sizes of the bushes/trees? He mentioned the information is located at the bottom of the drawing.

Mr. Brian Monahan – resident 1 Oak Tree Drive – The drawing shows that the Holly will grow and fill in together, will that actually happen? JP answered it will create a natural screening.

Glenn Haberfield commented he has them in his backyard and that yes they will fill in nicely. JP stated Citizen’s went above and beyond to try to accommodate Mr. Monahan’s issues and is willing to have him come over when they actually do the plantings. Mr. Monahan stated that he wouldn’t come over when they do the plantings. Mr. Monahan originally asked for a wall staggered.

Marie Zere asked about the maintenance of the landscaping, who would do it? Chairman Smith asked Marie to look at the plans as they chose plantings that have the least amount of renovation.

JP asked to have someone from the Village be at the site when they do the actual plantings so if anything should come up they could discuss. Chairman Smith said she would as long as she was given some lead time as she travels often.

JP asked on behalf of the Agency, who is providing the bond for the additional landscaping, when will the Village release the monies. Chairman Smith responded with as soon as the plants are planted. She also asked Clerk Cozine to have Treasurer Mequia draft a letter and send it to Citizen's.

Dennis Ryan made a **motion** to accept the final revision of landscaping plans. Glenn Haberfield seconded the motion. All in favor and the motion was approved. (4 Ayes – Libby, Dennis, Glenn, Marie)

301 East Main Street – Rick Weihreim – Sr. VP of Housing Initiatives of Untied Way Explained how they are builders and developers, collaborate projects, do energy retro fits and green homes. Mr. Weihreim trains the industry, ie LIPA, PSEG and NY State Certified. He is proposing an addition because the kitchen is very small, trying to bring it to zero or net zero. Will be using solar panels to reduce cooling and heating, weatherization detailing, selective insulation, produce for education concern and houses of the future.

Untied Way does not hold properties, they turn them over. Want to put addition in the back with the kitchen. It's a small galley kitchen and they want more common space.

Chairman Smith pointed out this is a Historic House in the Historic District. Wanted to bring up solar panel issue, but that is done by solar company. Mr. Weihreim said it's a large old home that needed energy retro fit. National Grid, PSEG are interested in this because it will help to defray the cost of energy. Put in an induction cook top, why 3? They chose to put in more than 1.

Single family Code calls for only 1 room for where cooking is done. The existing kitchen will be removed and then there will be just 2 cook tops to prepare food.

Basement will have renovation detail. Dennis Ryan asked, what the ramp is for? Rick responded that it is for "aging in place" which means it has the ability to go from the cradle to the grave.

There are also 2 decks?? Rick explained it is for outdoor living.

Mr. Weihreim explained life cycle costs – need to prove to constituency that it is worth it to move into this house because you will not need to pay for utilities going forward.

Propane is for the generator. He would prefer using batteries, but his research proved it's not worth it now at this time. The technology is not where it needs to be at this time for KW necessity for housing.

The Board explained that this house needs to be maintained in 1850's style, so it makes it very hard to have a deck or solar panels.

Amy Devito (expeditor) asked Chairman Smith to see the Historic Register that lists this house. Chairman Smith asked what the proposed uses of the existing offices would be? They said they wanted to have a bathroom downstairs. Rick said they would be using geotextile instead of retaining wall.

Amy Devito asked what are the next procedures going forward? Chairman Smith responded the Planning Board will send a decision to JP when they come up with one.

Marie Zere made a **motion** to close this portion of the meeting, but not the application. Glenn Haberfield seconded the motion. All in favor and the motion was approved. (4 Ayes – Libby, Dennis, Glenn, Marie)

Carmello Barone & Christina Picarella – partners from the Farm Stores of Coral Gables Fla. 150 East Main Street – want to continue the same use as the Dairy Barn. Want to bring it into the 21<sup>st</sup> Century by modernizing the building and using apps to order food. Been around since the 1950's in Florida and trying to franchise in the NorthEast. This location will be the First on eon Long Island. What is required to get what we need to be? Food is more gourmet, fresh food and fresh bread. Under contract already to guy building. Having traffic patterns checked out, looking to have new signage and improve the building.

Asked what problems we would foresee?? Chairman Smith said it would mostly be traffic since not changing the footprint of the building.

Need a Planning Board application, 6 copies and \$750 fee.

Glenn Haberfield made a **motion** to close public meeting. Marie Zere seconded the motion. All in favor and the motion was approved. (4 Ayes – Libby, Dennis, Glenn, Marie)

Discussion ensued regarding 301 E Main Street – Glenn Haberfield is ok with windows staying as is. Some suggestions to give to JP from Fusion Architects are as follows:

Retaining wall – geo textile??

Road entrance and exit onto Middle Country Road and solar panels need a clearer diagram and have to go to Board of Trustees for approval

No decking, has to be 1850's style

Windows on front of house faux on backside, need to change to Code.

Generator and propane tank under discussion.

Marie Zere made a **motion** to propose the above itmes. Glenn Haberfield seconded the motion. All in favor and the motion was approved. (4 Ayes – Libby, Dennis, Glenn, Marie)

Marie Zere made a **motion** to adjourn the meeting. Dennis Ryan seconded the motion. All in favor and the motion was approved. (4 Ayes – Libby, Dennis, Glenn, Marie)

Respectfully submitted by  
Christine Cozine - Village Clerk